140.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,500 / 927,500
					USE VALUE:	927,500 / 927,500
					ASSESSED:	927,500 / 927,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOODWELL MARJORIE V
Owner 2:	
Owner 3:	
Street 1:	10 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWANSON DOUGLAS M/ETAL -
Owner 2:	SWANSON DEBRA J -
Street 1:	10 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 2237 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5122.000	468,600		458,900	927,500
Total Card	0.118	468,600		458,900	927,500
Total Parcel	0.118	468,600		458,900	927,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.62 /Parcel: 414.62

Legal Description

User Acct 89950

GIS Ref

GIS Ref

Insp Date 07/29/21

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	468,600	0	5,122.	458,900	927,500		Year end	12/23/2021
2021	101	FV	207,400	0	5,122.	458,900	666,300		Year End Roll	12/10/2020
2020	101	FV	207,500	0	5,122.	458,900	666,400	666,400	Year End Roll	12/18/2019
2019	101	FV	184,500	0	5,122.	430,200	614,700	614,700	Year End Roll	1/3/2019
2018	101	FV	184,100	0	5,122.	355,700	539,800	539,800	Year End Roll	12/20/2017
2017	101	FV	184,100	0	5,122.	327,000	511,100	511,100	Year End Roll	1/3/2017
2016	101	FV	184,100	0	5,122.	298,300	482,400	482,400	Year End	1/4/2016
2015	101	FV	172,400	0	5,122.	292,600	465,000	465,000	Year End Roll	12/11/2014

!10818!

PRINT

Date	Time
12/30/21	11:24:24

LAST REV

Date	Time
07/29/21	13:30:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWANSON DOUGLAS	33136-401		6/27/2001		352,000	No	No		
MARTORI EDITH M	24806-484		8/25/1994		179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2020	1577	Solar Pa	40,580	C				
8/4/2020	877	Addition	320,000	O				
6/19/1996	270		7,000					FINISH ROOM 2ND FL

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2021	Info At Door	PT	Paul T
7/29/2021	Measured	PT	Paul T
7/29/2021	Permit Visit	PT	Paul T
6/5/2018	Inspected	CC	Chris C
5/10/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	345	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5122		Sq. Ft.	Site		0	80.	1.12	9									458,927						458,900	

Total AC/HA:	0.11758	Total SF/SM:	5122	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	458,927	Spl Credit		Total:	458,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22947025
Const Adj.:	0.98990101
Adj $ / SQ:	158.217
Other Features:	101785
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491157
Depreciation:	22593
Depreciated Total:	468564

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

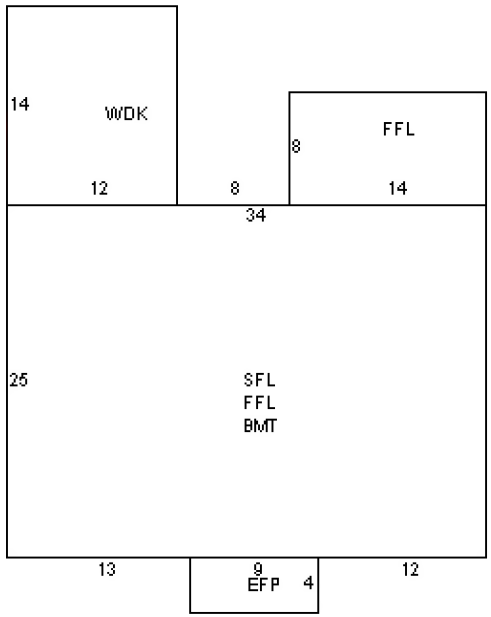
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.04
Special Features:	0	Val/Su Net:	163.50
Final Total:	468600	Val/Su SzAd	258.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	158.220	152,205
BMT	Basement	850	62.890	53,458
SFL	Second Floor	850	158.220	134,484
WDK	Deck	168	11.830	1,988
EFP	Enclos Porch	36	71.870	2,587

Net Sketched Area:	2,866	Total:	344,722
Size Ad	1812	Gross Area	2866	FinArea	2237
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	